

PAYNE-ROBERTSON DEVELOPMENT, INC.  
a Mississippi corporation  
GRANTOR

TO

WARRANTY DEED

J. FRANK GIVEN, et. al.  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Grantor, Payne-Robertson Development, Inc., a Mississippi corporation, does hereby sell, convey and warrant unto J. Frank Given and James V. Gay as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT A

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record in the office of the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 1989 have been prorated and will be paid by the Grantees. Possession will be given with delivery of the Deed.

WITNESS THE SIGNATURES of the duly authorized officers of the undersigned corporation, this the 13<sup>th</sup> day of April, 1989.

PAYNE-ROBERTSON DEVELOPMENT, INC.  
a Mississippi corporation

BY:

Valeria B. Robertson, President  
VALERIA B. ROBERTSON, PRESIDENT

ATTEST:

JAMES T. ROBERTSON, SECRETARY

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED before me, the undersigned authority, within and for the State and County aforesaid, the within-named, Valeria B. Robertson and James T. Robertson who acknowledged as president and secretary, respectively, that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed, having been duly authorized so to do.

GIVEN UNDER MY HAND AND official seal of office, this the 13<sup>th</sup> day of April, 1989.

Denise K. Havens  
NOTARY PUBLIC

My Commission expires: January 8, 1991

Grantor's Address: 9014 Goodman Road, Olive Branch, MS 38654  
Telephone No: (601) 795-0116  
Grantee's Address: 4077 Viscount, Memphis, TN 38118  
Telephone No: (901) 363-0500

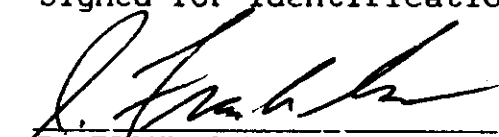
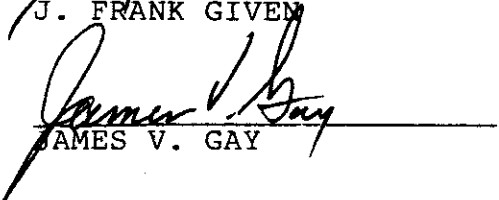
Beginning at the northwest corner of Sec. 33, T-1-S, R-5-W in DeSoto County, Miss.; thence south 1 deg. 43 min. 51.3 sec. east along the west line of Sec. 33 - 40.42 ft. to a point in the south ROW line of Pleasant Hill Rd.; thence north 88 deg. 43 min. 46.3 sec. east along the south ROW line of Pleasant Hill Rd. 40.0 ft. to a point, said point being the intersection of the south ROW line of Pleasant Hill Rd. and the east ROW line of Center Hill Rd., said point also being the northwest corner of said tract and being the point of beginning; thence north 88 deg. 43 min. 46.3 sec. east along the south ROW line of Pleasant Hill Rd. 965.30 ft. to a point; thence north 88 deg. 42 min. 45.9 sec. east along the south ROW line of Pleasant Hill Rd. 1001.16 ft. to a point; thence north 88 deg. 30 min. 53.1 sec. east along the south ROW line of Pleasant Hill Rd. 633.33 ft. to a point in the  $\frac{1}{4}$  section line being the northeast corner of said tract; thence south 1 deg. 28 min. 09.3 sec. east along the  $\frac{1}{4}$  section line 724.93 ft. to a point; thence south 1 deg. 53 min. 37.6 sec. east along the  $\frac{1}{4}$  Sec. line 1220.45 ft. to a point, said point being the southeast corner of the original 120 acre tract; thence south 88 deg. 52 min. 34.2 sec. west along the south line of the original 120 acre tract 701.43 ft. to a point, said point being the northeast corner of the 30.280 acre tract; thence south 2 deg. 12 min. 34 sec. east along an old fence line 923.12 ft. to a point; thence south 1 deg. 40 min. 38.3 sec. east along an old fence line 593.49 ft. to a point; thence south 1 deg. 38 min. 26.7 sec. west along an old fence line 766.82 ft. to a point; thence south 0 deg. 52 min. 0.7 sec. east along an old fence line 1045.90 ft. to a point in the south line of said Section, being the southeast corner of the 30.280 acre tract; thence north 89 deg. 23 min. 32.2 sec. west along the south line of said Section being an old fence line 360.54 ft. to a point being the southwest corner of the 30.280 acre tract; thence north 1 deg. 47 min. 35.2 sec. west along an old fence line 888.98 ft. to a point; thence north 3 deg. 46 min. 21.9 sec. west along an old fence line 670.20 ft. to a point; thence north 1 deg. 36 min. 38.1 sec. west 756.40 ft. to a point; thence north 2 deg. 03 min. 40.4 sec. west along an old fence line 1001.79 ft. to a point in the south line of the original 120 acre tract and being the northwest corner of the 30.280 acre tract said point also being south 87 deg. 31 min. 55.4 sec. west 400.75 ft. from the northeast corner of the 30.280 acre tract; thence south 88 deg. 35 min. 19.3 sec. west along the south line of the original 120 acre tract 732.52 ft. to a point; thence south 89 deg. 32 min. 56 sec. west along the south line of the original 120 acre tract 805.47 ft. to a point in the east ROW line of Center Hill Rd. said point also being north 89 deg. 32 min. 56 sec. east 40.0 ft. from the west line of said Section; thence north 1 deg. 43 min. 51.3 sec. west along the east proposed ROW line of Center Hill Rd. and being 40.0 ft. east and parallel to the west line of said Section 1940.13 ft. to the point of beginning. Containing 6,375,540.138 sq. ft. or 146.361 acres leaving 101,489.673 sq. ft. or 2.330 acres in the Pleasant Hill Rd. ROW and 77,582.952 sq. ft. or 1.781 acres in the proposed Pleasant Hill Rd. ROW making a total original acreage 150.472 acres, as per survey of Tom Kings, dated July 1, 1974, LESS AND EXCEPT the following described tracts:


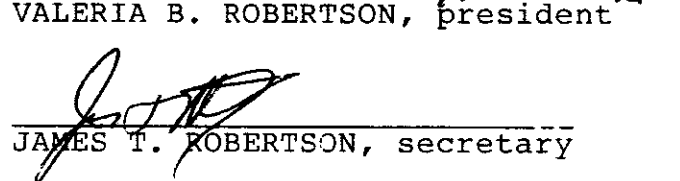
LESS AND EXCEPT that certain tract conveyed to the Trustees of Brigance Cemetery, dated June 29, 1973 and recorded in Deed Book 106, Page 404 and more particularly described as follows: Beginning at a point in the Southwest corner of the Brigance Cemetery lot, said point being south 22 degrees 17 minutes east 1196.95 feet from northwest corner Section 33, Township 1, Range 5 West; thence north 10 degrees 42 minutes east along west fence of said cemetery 82.80 feet to northwest corner; thence south 77 degrees 10 minutes east along north fence said cemetery 112.63 feet to northeast corner; thence south 7 degrees 51 minutes west along east fence said cemetery 76.27 feet to southeast corner; thence north 80 degrees 30 minutes west along south fence said cemetery 116.37 feet to point of beginning and containing 0.209 acres, more or less. All bearings are magnetic;

LESS AND EXCEPT that certain tract conveyed by the Grantors herein to Edwin F. Brigance, et. ux., by Deed of Gift dated May 23, 1966, and recorded in Deed Book 66, Page 251, and being the same tract subsequently conveyed by Edwin F. Brigance, et. ux., to Duffey B. Savage, et. ux., by Deed of Gift dated March 17, 1978 and recorded in Deed Book 133, Page 816, more particularly described as follows: 1 0 acre, more or less, in the Northwest Quarter of Section 33, Township 1, Range 5 West, more particularly described as beginning at a point in the west line of said Section 33, Township 2, Range 5 West, said point being 1772.6 feet South of northwest corner of said section; thence North 4 degrees 00' West along said section line 207.4 feet to a point; thence North 84 degrees 45' east and parallel to south line of Brigance 120-acre tract 210.3 feet to an iron pin; thence South 4 degrees 00' east 207.4 feet to an iron pin; thence South 84 degrees 45' west 210.3 feet to the point of beginning. All bearings are magnetic. A 40-foot right-of-way on west side of lot is reserved for Center Hill Road.

LESS AND EXCEPT that certain tract conveyed to the Trustees of Brigance Cemetery, dated October 27, 1985 and recorded in Deed Book 182, Page 593, and more particularly described as follows: 40 foot strip for a road between Center Hill Road and a cemetery in part of northwest quarter of Section 33, Township 1 South, Range 5 West and being 20 feet each side of a line described as beginning at a point in center of Center Hill Road, said point being 1,011.85 feet south of intersection of Center Hill Road and Goodman Road; thence south 85 degrees 59 minutes east 553 feet to a point in west fence of a cemetery said point being 25.8 feet south of northwest corner of said cemetery.

Signed for Identification:

  
J. FRANK GIVEN  
  
JAMES V. GAY

  
VALERIA B. ROBERTSON, president  
  
JAMES T. ROBERTSON, secretary

9:40 A April 18 1989  
Filed @ M  
Recorded in Book 214 page 53  
W. E. Davis, Chancery Clerk

EXHIBIT "A"

page two of two pages

NOTED FOR  
FILED  
APR 18 1989  
FBI - MOBILE